WARRANTY DEED

For and in consideration of the sum of ($2,500.00)

Two thousand, five hundred and No/100 DOLLARS

paid in cash by Charles E. Fort, the receipt of which is hereby acknowledged,

we, George Seibert and wife, Josephine Seibert,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Forte, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Block No. 7 on the Realty Savings Bank and Trust Co's., Revised Plan of West Extension of the Charlette Park Co's First Addition, as of record in Book No.421, Page 18, Register's Office for said County, described as follows:

Beginning on the southerly margin of Park Avenue, formerly First Avenue, at a point 157½ feet westerly from the westerly margin of 52nd., Avenue North, formerly 11th. Street; thence with the southerly margin of Park Avenue, westerly 52½ feet; thence southerly parallel with 52nd. Avenue North 162.5 feet to a point half way to Elkin Avenue; thence easterly parallel with Park Avenue 52½ feet to a point 157½ feet westerly from the westerly margin of 52nd. Avenue North; thence northerly 162.5 feet to the beginning.

Being the westerly one half of the lot conveyed to George Seibert by deed from Henry Clay Peck and wife, Clorinda Forte Peck, as of record in Book 725, Page 389, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Forte, his heirs and assigns, forever.

And we do covenant ~~convenant~~ with the said Charles E. Forte that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, George Seibert and wife, Josephine Seibert, do further covenant ~~convenant~~ and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Forte, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th. day of May, 1950.

George E Seibert

Josephine Seibert

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. E. Bowers, a Notary Public in and for said County and State, the within named George Seibert and wife, Josephine Seibert,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of May, 1950.

Commission expires January 8, 1952

F. E. Bowers
Notary Public